

# The Reactor

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## Don't let the kids read this

You could argue that a gift of 30 acres is a piddling addition to the thousands of acres of publicly owned open space that already exist in Pacifica. After all, when a community already includes more than 3,600 acres in government-owned, non-taxed open space, more than 45 percent of its entire land area, what's another 30 acres? Pacifica is mostly open space, especially when you count the 2,000 privately owned acres that have been targeted by those who never have enough to satisfy their need for lebensraum. Thousands more acres of San Francisco watershed land just east of Pacifica isn't enough. Montara Mountain isn't enough. Enjoying thousands of square miles of ocean from Sweeney Ridge isn't enough.

There is a piece of land north of Good Shepherd Catholic Church. I walked it years ago. It was, and is truly a trashy place, an old quarry used mainly in recent years as an unofficial dump. "Ugly" is the best one-word de-

scription.

A "developer," (I warned you I might use rough language in this column) Whitecliff homes, owns 45 acres. They propose to give you and me the best 30 acres, more than two-thirds, as dedicated open space. They've thrown in a stretch of hiking trail they hope will become part of the Bay Area Ridge Trail System. They propose to put 64 houses on the most decrepit 13 acres out of the 45. They call it Milagra Terrace. It amounts to about five houses per acre. The idea is to put two homes in about the same space Linda Mar has three.

To tell you the truth, if it was my land, I'd do it differently. If I was a d—r, I'd want to build on all 45 acres. I'd want to build 360 houses on those acres, just like Linda Mar. Instead Whitecliff Homes (There, I've said it again. I hope the little kids aren't reading this) proposes to give us most of its land.

Since the few homes to be built will be better than those in the

rest of the neighborhood, property values will go up in the surrounding area. And the trash will disappear. This ought to delight the neighbors.

These same neighbors will have the opportunity to hike the new trail and enjoy newly created publicly-owned open space they've never had before so close to home. If the property is not used for houses or donated for open space, in my opinion, the developer has every right to enclose it in a high board fence and keep everyone out. In his place, I would.

Before you folks in Linda Mar start asking "who cares?" the project is worth a million dollars to us. It benefits all of Pacifica. Adds another \$325,000 for schools and water district. This in a city that needs money badly and doesn't want to raise taxes. In addition, these 64 new homes will also pay taxes at the highest market rate. No exceptions. Those of us getting the benefit of Prop. 13 need someone else to pay property taxes in our place. Do I think Milagra Terrace is a good idea? You bet! Make that "a great idea."

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